

QUEENSTOWN LAKES PROPOSED DISTRICT PLAN
S0655 – BRIDESDALE – T14 – DUTHIE J – EVIDENCE
PLANNING EVIDENCE IN SUPPORT OF SUBMISSION BY BRIDESDALE FARM DEVELOPMENTS LIMITED
RESIDENTIAL ZONING AND OUTSTANDING NATURAL LANDSCAPE CLASSIFICATION
SUPPLEMENTARY EVIDENCE BY JOHN DUTHIE

23 July 2018

1. I wish to make three points having read Ms Vanstone's rebuttal evidence on behalf of the Council:

A. Special provisions for Bridesdale

2. Ms Vanstone and I agree that the unique history, location and planning characteristics of Bridesdale warrant a precinct specific response within the District Plan. Ms Vanstone agrees in principle with the approach I have proposed, but suggests the controls should go further or be recast, in the areas of:

- The BRA around the periphery of the Bridesdale development;
- The further extension of the BRA along Hayes Creek;
- Additional fencing controls, particularly on the Hayes Creek frontage and eastern boundary.

3. I support her suggestions. The key element for me is to find a Bridesdale solution now as part of this District Plan review process. My view is that the District Plan sets the planning framework for this land for the next ten years at least, and it warrants taking the time to get it right now.

B. Split zoning

4. Ms Vanstone is recommending a split zoning of Lots 129-138 with the eastern portion being zoned rural and the western portion zoned residential. I believe these sites should be zoned residential for the following reasons:

- a. These are residentially developed sites owned by individuals who want to enjoy the normal amenity of their residential site.
- b. A split zoning between residential and rural significantly complicates controls such as building coverage, impermeable surface and private open space controls. The original design relied on the entire site to calculate these controls. The rural zone means that they are outside these controls.